

CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 129-2005



To: Mayor David Dermer and
Members of the City Commission

Date: May 16, 2005

From: Jorge M. Gonzalez
City Manager

A handwritten signature in black ink, appearing to read "Jorge".

Subject: **CARRFOUR HARDING VILLAGE**

Staff has reviewed the documentary material submitted to the City by North Beach Citizens for a Safe Neighborhood. The material consists primarily of Carrfour's previous submittals to the U.S. Housing and Urban Development Department (HUD) and the Miami Beach Housing Authority regarding the Harding Village project.

Within these documents describing the scope of the project, it is clearly stated that the intention is to have on-site case management and supportive services. This information contained within these documents appears to contradict the letter dated February 10th from Maria Pellerin Barcus of Carrfour, which stated that the services to be provided the residents would be provided off-site, and that no on-site services would be provided.

Based upon the documentation submitted, the Planning Director has made the determination that the Harding Village project is an institutional use, and must first be approved by the Planning Board as a Conditional Use before a certificate of use and occupational license may be issued for the property (Section 114-7(a) of the City Code specifies that it is the duty of the Planning Director to enforce the provisions of the land development regulations and to refuse to approve any permit for any building or for the use of any premises, which would violate any of the provisions of these land development regulations.)

If the documentation submitted to the City contained incorrect information, or, conversely, Carrfour's intended programming has changed and in fact no on-site services are to be provided, it would be necessary for Carrfour to amend their application materials to the subject agencies, in order to demonstrate that the project is strictly residential and non-institutional.

If Carrfour is aggrieved by this administrative decision, Section 118-136(a)(1) of the City Code specifies that they may appeal a decision made by an administrative official in the enforcement of the land development regulations to the Board of Adjustment.

A letter (see attached) has been sent to Maria Pellerin Barcus at Carrfour informing her of this determination.

JMG/TH/JGG/RGL

c: Alina Ramirez

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CITY CLERK'S OFFICE

CITY OF MIAMI BEACH

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Planning Department

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May 16, 2005

Ms. Maria Pellerin Barcus
Carrfour Supportive Housing
155 South Miami Avenue, Suite 1150
Miami, FL 33131

**BY CERTIFIED MAIL
AND FAX TO (305) 371-1376**

Dear Ms. Pellerin:

The Planning Department is in receipt of your letter dated February 10, 2005, in which you addressed our concerns by stating that the proposed use of the Harding Village project is as apartments only, not an institutional use that would require Planning Board Conditional Use approval. Your letter states that the services to be provided the residents would be provided off-site.

Subsequently, however, a neighborhood group, North Beach Citizens for a Safe Neighborhood, have gathered together and submitted to the City documentary material from Carrfour's previous submittals to the U.S. Housing and Urban Development Department (HUD) and the Miami Beach Housing Authority regarding the Harding Village project. Within these documents describing the scope of the project, it is clearly stated that the intention is to have on-site case management and supportive services. This information contained within these documents appears to contradict your February 10th letter with regard to the scope of the on-site services to be provided.

At this time, based upon the documentation submitted, it is my determination that the subject use is an institutional use, and must first be approved by the Planning Board as a Conditional Use before a certificate of use and occupational license may be issued for the property.

If the documentation submitted to us contained incorrect information, or, conversely, your intended programming has changed and in fact no on-site services are to be provided, it would be necessary for you to amend your application materials to the subject agencies, in order to demonstrate that the project is strictly residential and non-institutional.

If you are aggrieved by this administrative decision, Section 118-136(a)(1) of the City Code specifies that you may appeal a decision made by an administrative official in the enforcement of the land development regulations to the Board of Adjustment.

Enclosed please find a Conditional Use application, should you wish to expedite the Planning Board review process. Please contact me if you have any questions regarding these matters.

Sincerely,


Jorge G. Gomez, AICP
Planning Director

Jorge Gonzalez, City Manager
Tim Hemstreet, Assistant City Manager
Robert Middaugh, Assistant City Manager

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t r a n s m i t t a l

to: Maria Pellerin

fax: 305-371-1376

from: Jorge Gomez

date: 5/16/05

re: Carifour

pages: 11

NOTES: